



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final

Planning Heritage and Design Commission

Monday, May 18, 2026

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:34 p.m.

Mayor Mason, not listed in the attendance, was also present at the meeting.

PRESENT: 5 - Hefel, Kohlman, Chambers, Peete and Jaimez

Approval of Minutes for the May 4, 2026 Meeting.

A motion was made by Hefel, seconded by Kohlmann, to approve the minutes of the May 4, 2026, meeting. The motion PASSED by a Voice Vote.

0434-26

Subject: Presentation, discussion, and possible action to direct City Development Staff to initiate rezoning of the properties along and in the general vicinity of Sixteenth Street between Taylor Avenue to the west and South Memorial Drive to the east. This item relates to an application from Phesal CKadan, represented by Karim Qedan, to consider the rezoning of 1558 Packard Avenue and 1562 Packard Avenue, currently zoned R3 Limited General Residence. This area contains properties currently zoned R3 Limited General Residence District, I-2 General Industrial District, and B2 Community Shopping District.

Prior to taking the first item, Mason introduced the newest commission member to the PHDC, Marco Jaimez.

Mason briefly explained the request being presented to the PHDC. He stated that this item is not a public hearing and there would be no final action at today's meeting regarding the proposed rezoning.

Jeff Hintz, Assistant Director of City Development, presented the item. He explained that it was under the Planning Commission's purview to direct staff to initiate the rezoning of properties, if considered appropriate. Hintz showed the area along Sixteenth Street for consideration. He explained the land use for the area, which is medium intensity and consists of industrial, commercial, and residential uses. Hintz showed the zoning for the area which is a mix of B2 Community Shopping District, R3 Limited General Residence District, and I-2 General Industrial District.

Hintz explained that the proposed B1 Neighborhood Convenience District is a district that allows for a mix of uses, except for alcohol sales (packaged). He explained the possible actions of the commission which includes directing staff to pursue a resolution rezoning the properties, as described, along Sixteenth Street.

In response to Mason, Hintz said yes, the intention was to extend the zoning along Sixteenth Street to Owen Street.

Chambers asked what the overall intention was for the area besides simplifying the zoning map.

Mason explained that the area is a cornucopia of uses and the proposed rezoning would give developers an idea of what is expected in the corridor.

Hintz explained that the B1 zoning district is a mixed-use district.

Hefel felt like the request was a good idea and it might make opening a business in the area easier.

Peete asked about the long-range plan and how the proposed rezoning would affect housing development.

Hintz explained that the medium intensity land-use allows for the B1 zone, however for an industrial zoning, the plan would have to be amended.

Mason stated that the mixed-use district would allow for a variety of housing.

Hintz explained that B1 would allow for more density in housing development.

Discussion after the motion:

Chambers asked about the potential of a pocket park in the area.

Mason explained that the proposed rezoning would not allow for a pocket park, however, the City is not proposing to acquire property with the rezoning.

Hintz explained there would be open space requirements and standards in the new zoning code.

In response to Peete, Mason explained that there is not a developer for the area, however, there was a rezoning request to allow for a parking lot. By potentially rezoning this area along Sixteenth Street, we are setting the expectation of what could happen in the area.

Hintz explained that the official request will be on the Planning Commission agenda for the second meeting in June based on State Statute notification requirements.

A motion was made by Hefel, seconded by Kohlmann, to approve the request and direct staff to pursue a resolution to rezone the area along Sixteenth Street, as described. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 4:55 p.m.